

58 BASS RIVER LANE, SD (ZBAS-25-23): Christine McCaffrey, 21 Jameson Drive, Millis, MA, 02054 C/O Robert Ward is seeking a Special Permit for a deck renovation and expansion using partial existing footprint. Located on a property in the R-40 Zoning District and part of South Dennis Historic District in an AE Flood zone at 58 Bass River Lane, South Dennis MA (Assessor's Map

117, Parcel 10

Owner:

Parcel ID:

Address: [Clear](#)

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
117-10-0	58 BASS RIVE	SD	MCCAFFREY C

Detail Information [Zoom To](#)

CAMA ID	117-10-0
MapPar	117-10
Key	7613
Fiscal Year	2026
Extension	0
Address	58 BASS RIVER LANE
Village	SD
Property Type	R
Owner	MCCAFFREY CHRISTINE T
Co-Owner	
Owner Address	21 JAMESON DRIVE
Owner City	MILLIS
Owner State	MA
Owner Zip	02054
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	08/08/03 00:00:00
Book	17425
Page	187
Certificate	
Last Sale Price	0.0000
Total Value	\$1,461,100.00
Land Value	\$682,400.00
Building Value	\$777,400.00
Detached Building Value	\$1,300.00
Acres	0.30
Prev Year Total Value	\$1,413,300.00

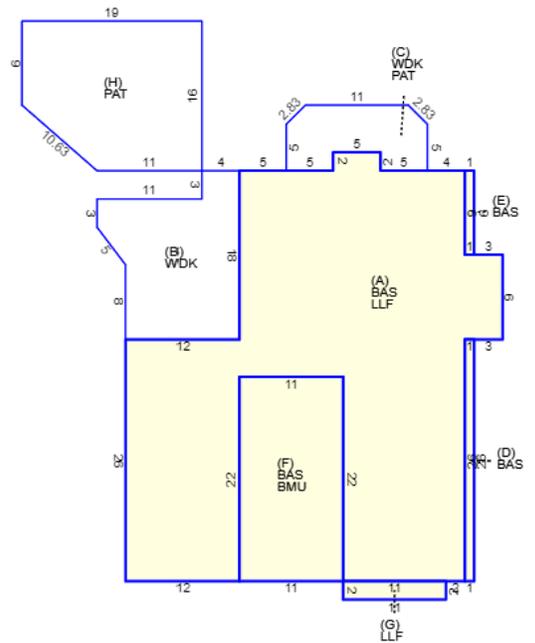


Key: 7613

Town of DENNIS - Fiscal Year 2025

11/2/2024 5:56:51PM SEQ #: 7,989

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description			BLD #	Bldg ID	Card									
MCCAFFREY CHRISTINE T		117-10-0		58 BASS RIVER LANE SD.		1010	100	SINGLE FAMILY			1		1 of 1									
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%						
MCCAFFREY CHRISTINE T 21 JAMESON DRIVE MILLIS, MA 02054		MCCAFFREY CHRISTINE T MCCAFFREY JAMES J ET UX RODRICKS RICHARD ET UX		08/08/2003 09/14/1999 04/29/1977	F QS X	17425-187 595,000 2501-9	12539-253	2019-2011	05/25/2023 12/06/2019 04/10/2014 09/15/2005 07/20/1999	77 3 2 77 77	CYCLICAL REV ALTERATIONS ADDITIONS CYCLICAL REV CYCLICAL REV	2,000	05/25/2023 01/09/2020 04/10/2014 09/15/2005 07/20/1999	KT CDM APK HD RC	100 100 100 0 0	100 100 100 0 0						
CD	T	ACRES/SF	Nbhd	FEMA	Int1	ADJ BASE	SAF	Int2	Lpi	Chrt	CREDIT AMT	ADJ VALUE										
100	A	0.300	09	1.00	R	1.00	1	1.00	1,098,200	2.07	1	1.00	W07	4.25			682,380					
TOTAL		13,068 SF		PLAN 150/23		Photo Date		10/09/2003		BLDG #		1										
Nbhd		GRAND COVE				Photo																
FEMA		OLD PK CODE				YrBlt		1964		NET AREA		2,643										
Int1		AVERAGE				COST MODEL		SINGLE FAMILY		CURRENT TAXABLE		PREVIOUS TAXABLE										
TY	QUAL	COND	DIM.NOTE	YB	UNITS	ADJ PRICE	RCNLD															
SHF	A	1.00	F	0.60	8X12		96	23.00	1,300													
BLDG		STYLE		1.72		RAISED RANCH [100%]		LAND		682,400		656,200										
QUALITY		1.35		GOOD [100%]		DETACH		777,400		1,300		755,800										
FRAME		1.00		WOOD FRAME [100%]		OTHER		0		0		0										
TOTAL						TOTAL		1,461,100		1,413,300												
Bldg ID	MODEL	YR_BLT	EFF_YR	DLCU	OVCLU	MEASURE	BY	LIST	BY	REVIEW	BY	vWallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD				
1		1964	2003 / 20		1.000	1,700	5/25/2023	KT	1/1/1989	FPB	5/25/2023	KT	8.0	1.00	2,643	1,000	\$367.68	971,782	80	777,400		
CAPACITY		UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	971,782					
STORIES(FAR)		1	1.00	FOUNDATION	2	SLAB	0.95	+	LLF	L	LOWER LEVEL	1,194	1964	279.50	333,727	CONDITION ELEM		CD				
ROOMS		7	1.00	EXT. COVER	2	CLAP BOARD	1.00	A	BAS	L	BASE AREA	1,172	1964	358.48	420,137	EXTERIOR		V				
BEDROOMS		4	1.00	ROOF SHAPE	2	HIP	1.00	B	WDK	N	WOOD DECK	207		76.01	15,735	INTERIOR		G				
BATHROOMS		2	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	C	PAT	N	PAT	91		24.29	2,210	KITCHEN		G				
FIXTURES		7	\$10,500	FLOOR COVER	3	W/W CARPET	1.00	C	WDK	N	WOOD DECK	91		97.12	8,838	BATHS		A				
RES UNIT CNT		1	1.00	INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	277	1964	358.48	99,298	HVAC/ELEC		G				
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F	BMU	N	BMU	242		119.61	28,947							
				FUEL SOURCE	2	GAS	1.00	H	PAT	N	PAT	276		19.00	5,244							
				SEASONAL	99	NO (YE AR ROUND)	1.00	PAT	N	PAT	400			17.95	7,179							
				PRIVATE ROAD	1	NO	1.00	BMG	O	BMG	1			9,932.80	9,933	EFF_YR/AGE		2003 / 20				
				HISTORIC DST	2	SO DENNIS	1.00	FPL	O	FPL, FIREPLACE	1			16,533.20	16,533	COND		20 20 %				
				GENERATOR	1	USE	1.00	MST	O	MASMET STK-GFP	1			4,133.30	4,133	FUNC		0				
				USE	1	USE	1.00	ODS	O	OUT DOOR SHOWER	1			5,693.90	5,694	ECON		0				
																DEPR		20 % GD 80				
																RCNLD		\$777,400				



Find Properties

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Find Abutters

- About
- Layers
- Find



- Historic Districts
 - Old King's Highway Hist. Distr. (2024)
 - South Dennis Hist. Distr. (2025)
- Condo and Cottage Colonies
- Infrastructure Points
- 2020 Aerial Planimetrics
- Hurricane SLOSH
- FEMA Flood Zones
- Voting Precincts
- Elevation
- MassDEP Regulated Areas
 - Activity and Use Limitations Sites ?
 - Tier Classified Oil and/or Hazardous Material - 21E Sites ?
 - DWD Zone II - Sept. 29 2005 - June 10 2022
 - Zone II Area - Old
 - Zone II Area (New)
 - DEP Zone II - June 10 2022
 - Zone II Area (New)
 - MA DEP Wetlands
 - Marsh/Bog
 - Wooded Swamp
 - Salt Marsh
- MA NHESP Certified Vernal Pools *
- MA NHESP Potential Vernal Pools
- Base Maps
 - Google Hybrid Map
 - Google Street Map
 - 2023 MassGIS Orthos
 - CCC 2020 Aerial Imagery
 - MassGIS 2014 Orthos
 - MassGIS 2005 Orthos
 - MassGIS 1994 Orthos
 - Town Base Map

Layers
Find

Abc
SimpliCITY by PeopleGIS



- Historic Districts
 - Condo and Cottage Colonies
 - Infrastructure Points
 - 2020 Aerial Planimetrics
 - Hurricane SLOSH
 - FEMA Flood Zones
 - FEMA Flood Zone 2014 - 0.2%
 - 0.2% Chance
 - FEMA Flood Zone 2014 - AE
 - AE
 - FEMA Flood Zone 2014 - VE
 - VE
 - Voting Precincts
 - Elevation
 - MassDEP Regulated Areas
 - Activity and Use Limitations Sites (i)
 - Tier Classified Oil and/or Hazardous (i)
 - Material - 21E Sites
 -
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 - Google Street Map
 - 2023 MassGIS Orthos
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 - MassGIS 1994 Orthos
 - Town Base Map

Abo
Layers
Find









HOME AGAIN

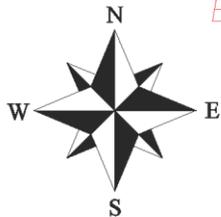
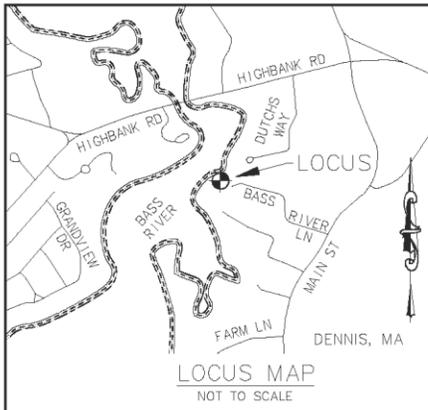




HOME AGAIN

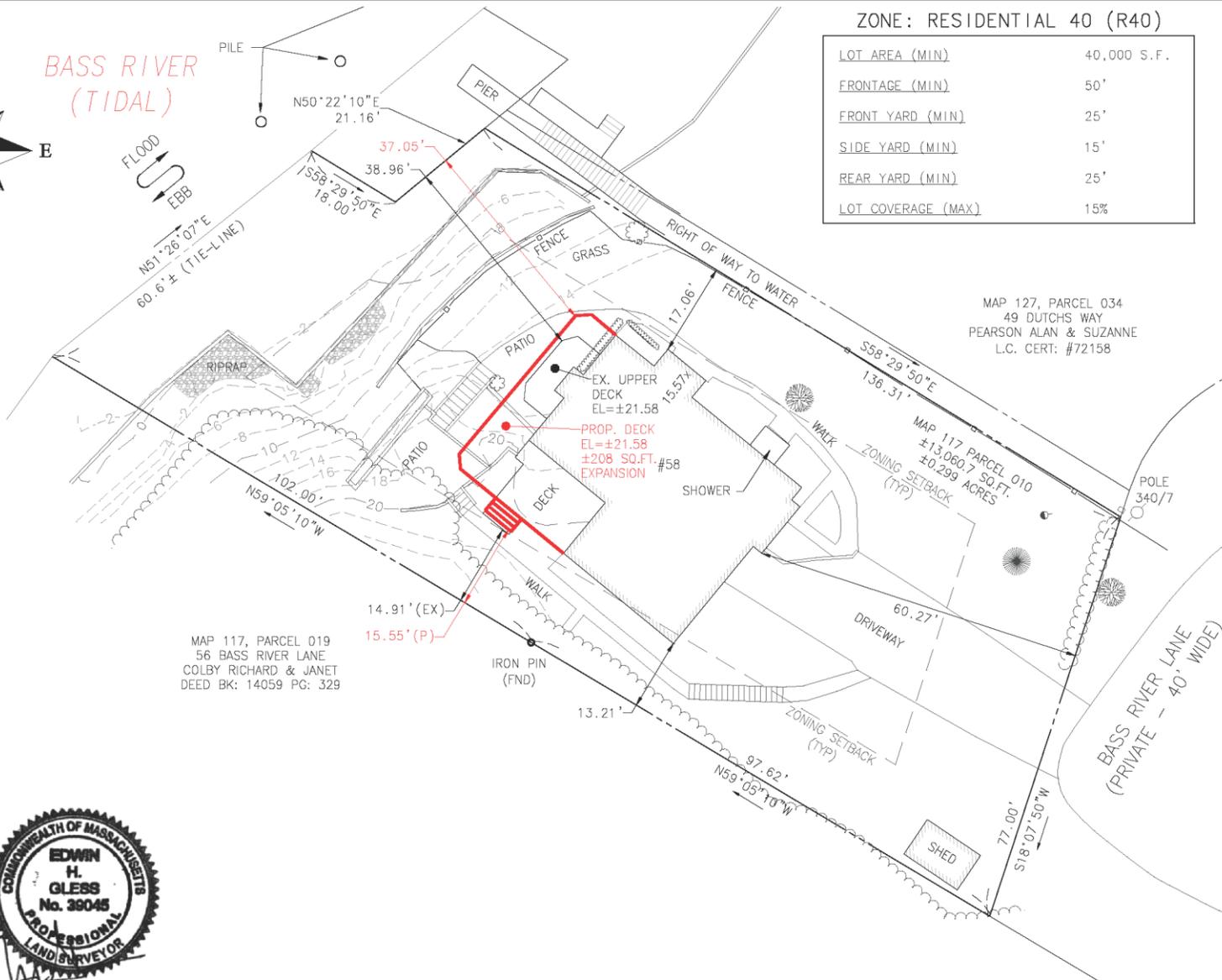






BASS RIVER
(TIDAL)

FLOOD
EBB



ZONE: RESIDENTIAL 40 (R40)

LOT AREA (MIN)	40,000 S.F.
FRONTAGE (MIN)	50'
FRONT YARD (MIN)	25'
SIDE YARD (MIN)	15'
REAR YARD (MIN)	25'
LOT COVERAGE (MAX)	15%

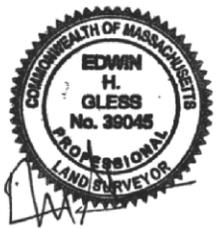
MAP 127, PARCEL 034
49 DUTCHS WAY
PEARSON ALAN & SUZANNE
L.C. CERT: #72158

MAP 117 PARCEL 010
±13,060.7 SQ.FT.
±0.299 ACRES
ZONING SETBACK (TYP)

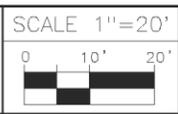
MAP 117, PARCEL 019
56 BASS RIVER LANE
COLBY RICHARD & JANET
DEED BK: 14059 PG: 329

SURVEY NOTES:

- RECORD OWNER:
CHRISTINE MCCAFFREY
13 BOGASTOW CIRCLE
MILLS, MA. 02054
DEED BK:17425 PG:187
PLAN BK:150 PG:23
- PROPERTY IS SHOWN ON ASSESSORS MAP 117, PARCEL 010 AND APPEARS TO LIE WITHIN THE RESIDENTIAL 40 DISTRICT PER THE TOWN OF DENNIS ZONING MAP.
- PROPERTY LINES SHOWN WERE DERIVED FROM AN ON THE GROUND SURVEY CONDUCTED ON DECEMBER 12, 2014, LINES OF OCCUPATION, AND FOUND MONUMENTATION.
- ORIGIN OF BEARINGS IS PLAN 150, PAGE 23.
- ORIGIN OF ELEVATIONS ARE NAVD 88, DETERMINED FROM A GPS SURVEY CONDUCTED ON DECEMBER 12, 2014.
- PARCEL APPEARS TO LIE WITHIN THE AE (EL.=11') AND X FLOOD ZONES PER FIRM MAP 25001 PANEL 591 OF 875, LAST REVISED JULY 16, 2014 AS SHOWN ON THE FEMA WEBSITE.
- EXISTING CONDITIONS SHOWN HEREON WERE COMPILED FROM AN ON THE GROUND SURVEY CONDUCTED ON DECEMBER 12, 2014 AND FROM PLANS ON RECORD AT THE BARNSTABLE COUNTY REGISTRY OF DEEDS.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.



Existing Grade Inc.
Surveyors & Civil Engineers
62 Riedell Road
Douglas, MA 01516
508-737-7920 Ph/Fax



#	DATE	REVISIONS

CLIENT
CHRISTINE MCCAFFREY
58 BASS RIVER LANE
SOUTH DENNIS, MASSACHUSETTS

CERTIFIED PLOT PLAN
FOR
58 BASS RIVER LANE
S. DENNIS, MASSACHUSETTS

PROJECT NO. 1579
DATE: 05/21/25
SHEET NO. 1 OF 1



**BASS RIVER
(TIDAL)**



ZONE: RESIDENTIAL 40 (R40)

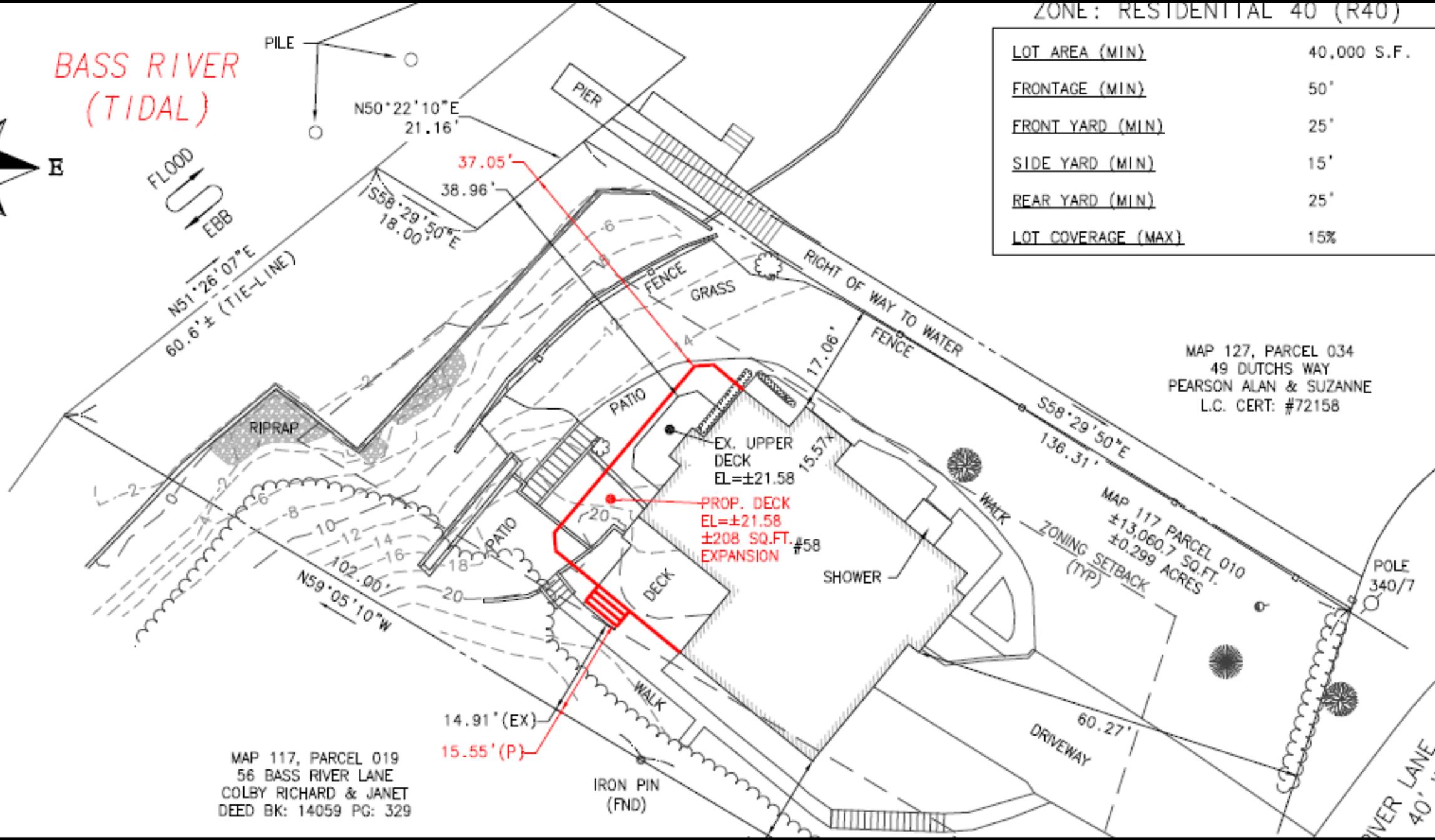
LOT AREA (MIN)	40,000 S.F.
FRONTAGE (MIN)	50'
FRONT YARD (MIN)	25'
SIDE YARD (MIN)	15'
REAR YARD (MIN)	25'
LOT COVERAGE (MAX)	15%

PARCEL 010 AND
DIST PER THE

ON THE GROUND
OF OCCUPATION,

ED FROM A GPS

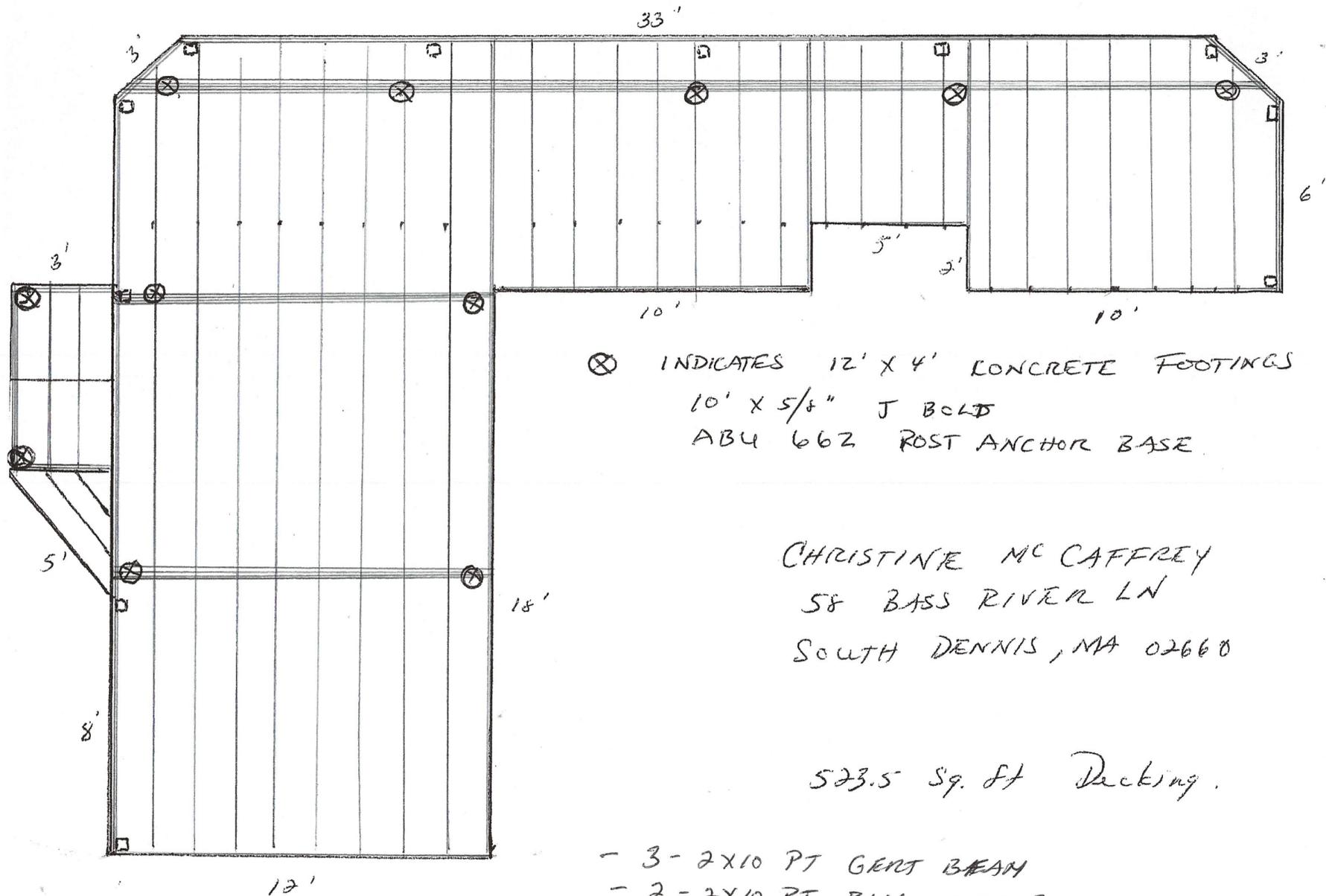
AND Y



MAP 127, PARCEL 034
49 DUTCHS WAY
PEARSON ALAN & SUZANNE
L.C. CERT: #72158

MAP 117, PARCEL 019
56 BASS RIVER LANE
COLBY RICHARD & JANET
DEED BK: 14059 PG: 329

BASS RIVER LANE
40' WIDE



- 3- 2X10 PT GIRT BEAM
- 2- 2X10 PT RIM JOIST BAND
- 2X10 PT LEDGER W/ DRIP CAP
FASTENED W/ 3.5" LEDGER BOLTS 16" OC
- 2 X 10 PT JOISTS FASTENED W/ 2X10
STAINLESS JOIST HANGERS



Message received about 58 BASS RIVER LANE

1 message

Town of Dennis, MA <noreply@opengov.com>
To: Robert Ward <baysidebuildremodel@gmail.com>

Wed, May 21, 2025 at 11:29 AM



Town of Dennis, MA

Paul Fowler commented on Zoning Review :

Message:

Zoning Board of Appeals (ZBA) Special permit required per 2.3.3.5 for the increased foot print of a structure within 50' of the top of a coastal bank/ river. This message will serve as a referral to the ZBA for application.

Where: 58 BASS RIVER LANE
Type: Residential Building Single & Two Family
Number: BLDR-25-286

View Details



Powered by OpenGov



100 ROUTE 28
WEST HARWICH, MA 02671
BaysideBuildRemodel.com

Town of Dennis
ZBA Zoning Board of Appeals
685 MA 134
South Dennis, MA 02660

RE: 58 Bass River Ln. South Dennis – Special Permit – Deck Renovation / Coastal Zone

To Whom This May Concern,

The proposed work for deck extension, deck renovation using partial existing footprint and new proposed extended deck footprint will not be detrimental to the coastal environment or watershed area of the Bass River riverfront South Dennis.

We are proposing to install new 12"x4' concrete footings as described in deck framing plan and removing the old pre-existing footings only. No other ground construction from the deck project is involved. There will be a temporary silt fencing installed per order of conditions for wetlands protection and removed when final inspection occurs. All waste debris will be handled accordingly and jobsite will be kept neat and clean daily.

Any questions I can be reached directly at 7743580331 or email Baysidebuildremodel@gmail.com

Robert Ward

Bayside Build & Remodel, Proj. Mgr.

58 Bass River Lane - ZBA SP STAFF REVIEW – July 23, 2025

APPLICANT: Christine T. McCaffrey C/O Robert Ward
PROJECT ADDRESS: 58 Bass River Lane, South Dennis MA 02660
MAP AND LOT NUMBER: Map 117 Lot 10 (0.30 acres – 13068 sf)
APPLICANT ADDRESS: 100 Route 28, West Harwich, MA 02671
CASE NUMBER: ZBAS-25-23
ZONING: R-40; SD Historic; Flood zone: AE
HEARING DATE: July 28, 2025

PROPOSAL

Connection and expansion of two existing decks.

PROJECT SUMMARY

- New Deck Installation, Deck Renovation using partial existing footprint, replace 3 deck entry doors
- Install new 12”x 4’ concrete footings
- No other ground construction from deck project is involved.
- Temporary silt fencing installed per order of conditions for wetlands protection and removed when final inspection occurs.
- All waste and debris will be handled accordingly and job site will be kept clean daily.

PROPOSED CONDITIONS

1. The lot owners shall apply for all required permits and will comply with the intent of the Dennis Stormwater By-law, all requirements of the Dennis Conservation Commission and Board of Health and any other permits that are required.
2. Construction shall not commence before 7:00 am nor continue after 7:00 pm Monday through Friday and shall not commence before 7:00 am nor continue after 5:00 pm on Saturdays. No construction shall occur on Sundays.
3. The addition shall not generate new light, noise, litter, odor or other sources of nuisance. Any new lighting shall be restricted to downward-shielded motion sensitive security lighting that is “Dark-Sky” compliant.
4. Failure to comply with all conditions in the Conservation Commission Order of Conditions shall be deemed cause to revoke the ZBA Special Permit.